

# MORRISTOWN REGIONAL PLANNING COMMISSION

## Agenda June 13<sup>th</sup>, 2023



---

### Call to Order

**I.** Approval of May 9<sup>th</sup>, 2023 Minutes

**II.** Old Business: None

**III.** New Business:

TEXT-2827: Hamblen County Zoning Text Amendment  
Wireless Telecommunication Towers and Antenna

MISD-2833: Final Plat Request  
Devault Street

ANNX-2830: Annexation Request  
Merchants Greene Boulevard/S. Bellwood Road

MASD-2634: Preliminary Plat Request  
Millstone Village

MISD-2807: Preliminary Plat Request  
Sublett Road

ANNX-2808: Annexation Request  
Sublett Road

HRDS-2835: MUD Concept Site Plan  
Cherokee Drive/Waters Drive

**IV.** Departmental Reports: None

### Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for July 11<sup>th</sup>, 2023, at 4:00 pm.  
The deadline to submit applications for this meeting is June 19<sup>th</sup>, 2023.*

# Morristown Regional Planning Commission Minutes

## May 9, 2023

### **Members Present**

Chairman Frank McGuffin  
Vice-Chairman Jack Kennerly  
Secretary Roni Snyder  
Mayor Gary Chesney  
Councilmember Robert (Bob) Garrett  
Commissioner Amy Hancock  
Commissioner Alpha Alexander  
Commissioner Ventrus Norfolk  
Commissioner Sabrina Seamon

### **Staff Present**

Steve Neilson, Development Director  
Josh Cole, Senior Planner  
Lori Matthews, Senior Planner  
Hope Ross, Administrative Assistant  
Larry Clark, Assistant City Administrator

### **Members Absent**

### **Others Present**

David Quillen  
Joe Klich  
Lee Shephard  
Jorge Guzman  
Bill Thompson  
Glenna Howington

Chairman Frank McGuffin called the meeting to order.

### **I. Approval of April 11<sup>th</sup>, 2023, minutes:**

Secretary Roni Snyder made a motion for approval of the April 11<sup>th</sup>, 2023, minutes seconded by Commissioner Amy Hancock.

Voting Results upon voice vote all Ayes. Motion carries.

### **II. Old Business:**

None

### **II. New Business:**

#### **Text Amendment Request: TEXT-2806 Campground Text Amendment**

Steve Neilson, Development Director has received a request for an RV campground in the city. Currently, there are no regulations which allow them. In researching regulations, Staff looked around the region and found most ordinances were similar. They all parroted language found in the T.C.A. § 68-110, the State's rules regulating campgrounds. Wanting to create similar regulations, but above the State's minimum standards, Staff included regulations such as greater buffers, wider street standards, and larger camp sites.

The main elements of the ordinance are:

- Campground locations will be limited to collector and arterial streets. Staff felt it was important to keep RV traffic out of residential neighborhoods.

- Limiting RV campgrounds to the RP-1, Planned Residential District and the IB-Intermediate Business District as a Use on Review. This would require approval by the Board of Zoning Appeals.
- The minimum area for an RV campground shall be five (5) acres.
- Campgrounds shall be prohibited within any overlay district. Exit 8 or Merchant Greene
- A vehicle shall not remain in the campground for more than ninety days in any three-hundred-sixty-five-day period.
- Accessory structures permanently attached to the ground on individual campsites shall be prohibited.

Chairman Frank McGuffin asked if this recommendation needs to go to City Council, Mr. Neilson confirmed that it did.

Mayor Gary Chesney made a motion to approve the text amendment seconded by Commissioner Ventrus Norfolk.

Voting Results 9 yes, 0 no. Motion carries.

#### **Rezoning Request: REZN-2805 IB to RP-1 S Davy Crockett Pkwy**

Steve Neilson, Development Director has received a request from David Quillen, the agent for the property owner (Amvets Department Tennessee, Inc.) to rezone approximately 28 acres along S. Crockett Parkway from IB (Intermediate Business District) to RP-1 (Planned Residential District). The subject property and surrounding area is currently vacant. The applicant indicated they intend to develop an RV campground and tiny home community. The applicant stated that the location being approximately halfway between Cherokee and Douglas Lakes makes it a good location for this type of facility. Since the proposed RV campground regulations are currently under review, only the small home community would be allowed in the RP-1 and the petitioner is proceeding at their own risk.

The required Concept Plan (see attached) shows the proposed RV campground with approximately 40 camp sites to the south of the property and the tiny home community with approximately 42 units to the north.

The land surrounding the property is mostly vacant. To the west is the former Amvet facility and two single-family homes, The property to the north and south are vacant and the property to the east is bordered by the S. Davy Crockett Highway.

Commissioner Ventrus Norfolk made a motion to approve the rezoning request seconded by Commissioner Alpha Alexander.

Joe Klich, the proposer of the RV resort and small home community, spoke in favor of the rezoning and elaborated on the plans for the resort and community.

Mr. Neilson requested that the concept plan be tied to the rezoning request in the vote.

Jorge Guzman asked specifics about purchasing land to build an RV park in the city limits, Steve Neilson answered.

Voting Results 9 yes, 0 no. Motion carries.

**Annexation Request: ANNX-2812 S Davy Crockett Pkwy**

Steve Neilson, Development Director, has received a request from David Quillen, the agent for the property, to annex approximately 5.4 acres along S. Crockett Parkway. The subject area is an unincorporated portion of property currently in the City and is under consideration to be rezoned from IB, Intermediate Business to RP-1, Planned Residential District. The reason for the annexation request is to allow this area to be included as part of a proposed RV campground/tiny home community, the applicant hopes to develop.

Staff is in support of this requests and would recommend the Planning Commission pass this on to the City Council for approval.

Vice-Chairman Jack Kennerly made a motion to approve the annexation request seconded by Councilmember Robert (Bob) Garrett.

Voting Results 9 yes, 0 no. Motion carries.

**Rezoning Request: REZN-2818 CB to IB 325 W Morris Blvd**

Josh Cole, Senior Planner, received a request for Staff has received a request from the property owner of 325 W. Morris Boulevard to rezone this parcel from CB (Central Business District) to IB (Intermediate Business District).

This subject parcel is slightly over 1.3 acres in size and currently contains the former As-Is retail business and soon to be Tri-Star Physical Therapy building. It has Fred Miller Park to the west and south, Healthstar to the north across W. Morris Boulevard, and Regions bank to the east. The reason given for the request is that the applicant is seeking to place a sign that is slightly taller than permitted in the CB district but would be permissible in the IB district.

Although this property is zoned CB, this property is located on a major 4-lane corridor and most of the nearby properties on this corridor are all suburban in development style. Thus, staff recommends the rezoning to IB and would ask Planning Commission to forward this request onto City Council.

Secretary Roni Snyder made a motion to approve the rezoning request seconded by Commissioner Alpha Alexander.

Voting Results 9 yes, 0 no. Motion carries.

**Annexation Request: ANNX-2821 425 Snyder Rd**

Lori Matthews, Senior Planner, received a request for annexation by the Hamblen County Board of Education of 425 Snyder Road which is located off East Morris Boulevard just past Frank Lorino Park. Also included in the request will be approximately 200 feet of Snyder Road. The Board of Education will be converting the 1-acre lot and former union building for school purposes.



The Plan of Services (attached) states that Morristown Utilities will provide all utility services to include sanitary sewer and water. The zoning designation of the land, if annexed, will be R-2 (Medium Density Residential).

As the request area is both within the Urban Growth Boundary Area and will be contiguous to the corporate limits of Morristown, Staff is in favor of this request.

Commissioner Alpha Alexander made a motion to approve the annexation seconded by Commissioner Sabrina Seamon.

Voting Results 9 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

---

Roni Snyder, Secretary

RS/hr

# The City of Morristown

## Community Development & Planning



TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Senior Planner  
DATE: June 13<sup>th</sup>, 2023  
SUBJECT: Hamblen County Zoning Text Amendment:  
Cell Towers

### **BACKGROUND:**

A recent application to the Hamblen County Planning Commission for a new cell tower resulted in staff and Hamblen County Planning Commission looking in detail into the “Wireless Telecommunication Towers and Antenna” chapter of the zoning ordinance. It was quickly realized that many of these regulations are beyond the technical training of staff to analyze and determine whether the applicant meets the guidelines. Additionally, much of the technical aspects of cell towers are heavily governed and regulated by the FTA and FAA during the federal government approval process.

Thus, County Planning Commission directed staff to present a text amendment to this chapter. It was determined that there is a need to simplify the regulations, streamline the process, and establish regulations that cover all the primary concerns regarding site location of the towers while promoting concise standards that are easily understood. With help of County Planning Commission during workshops, staff reviewed codes from other counties in the region to help craft the revised language.

Staff is proposing to remove all the existing text under “ARTICLE 9A Wireless Telecommunication Towers and Antennae” and replace it with the following:

#### **9.A.1 Purpose:**

The purpose of this chapter is to establish new-development standards and requirements that shall apply for all proposed telecommunication towers to be located in the unincorporated portions of Hamblen County, Tennessee. It is the intent of this section to allow for the construction and placement of appropriate telecommunication facilities while minimizing their negative impacts upon the surrounding properties and the community as a whole.

#### **9.A.2 General Requirements**

##### **A) Telecommunication Towers as a Principal Use:**

A Telecommunication tower is considered a principal use of the land and permitted in all districts as a Permitted Use.

##### **B) Notification of Neighboring Property Owners:**

Any applicant for the construction of a new telecommunication tower shall notify all adjoining property owners of the property that the tower is proposed. The applicant shall provide documentation verifying compliance of this notice requirement at the time the applicant submits an application for review by Planning Commission.

##### **C) Fee:**

There shall be a \$100 application fee.

# The City of Morristown

## Community Development & Planning



### D) Site Plan Requirements:

A site plan is required for any proposed telecommunication tower. The site plan shall show the location of the property lines, tower, accessory building(s) or facilities, guy wires, and supports, and meet the requirements of Section 6.6 (Site Plan Requirements).

### E) Setback Requirements:

All buildings, guy wires, and support, shall meet the setback requirements for the district in which the facilities are located. Telecommunications towers must be setback from property lines equivalent of one and one-half (1 ½) times the height of the tower.

### F) Lighting:

Towers shall not be lighted by artificial lighting except as required by the FAA or other applicable authority.

### G) Landscaping/screening:

All facilities located in agricultural and residential districts shall be completely screened from view to a height not less than eight (8) feet. The screening material shall be natural or planted vegetation or opaque fencing. The preservation of existing mature trees is preferred except where such tree growth would interfere with the operation and maintenance of the facilities.

### H) Fencing:

All facilities shall be enclosed by a security fence at least six (6) feet in height.

### I) Exemptions:

Radio towers and/or antennas less than forty (40) feet in height and which are accessory to an existing residence, business, or government agency. Also exempt are antennas or similar facilities that are attached to existing structures provided they do not extend the height of the structure by more than forty (40) feet.

### J) Tower Removal:

When the active use of a telecommunication tower ceases for a period of six (6) consecutive months, the tower shall be removed at the property owner's expense

## **RECOMMENDATION:**

Staff believes that the proposed text amendment achieves the goals of Hamblen County Planning Commission and they voted in support of this amendment at their June monthly meeting. Thus, staff recommends approval of the text amendment and would ask Planning Commission forward this to the Hamblen County Commission.

# The City of Morristown

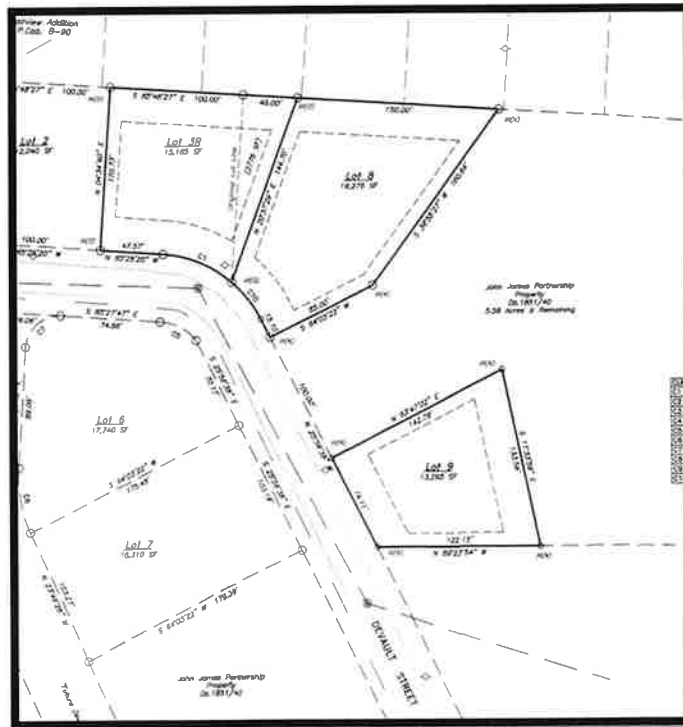
## Community Development & Planning



TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Senior Planner  
DATE: June 13<sup>th</sup>, 2023  
SUBJECT: Final Plat Request  
Resubdivision of Lots 3, 8, & 9 The James Rogers III & John Chambers Property

### **BACKGROUND:**

Staff has received a final plat request for the “Resubdivision of Lots 3, 8, & 9 The James Rogers III & John Chambers Property” on Devault Street. This plat is moving the lot line of the existing Lot 3R while creating two additional lots. Lot 3R is slightly larger at 15,176 square feet and the new lots are 19,276 and 13,276 square feet along with 5.56 acres of the original tract remaining. The proposed new lots are zoned R-2 and the lot sizes are larger than the minimum of 7,500 square feet.



Subdivision plats creating one new lot or the adjustment of lot lines are administratively approved by staff; however, since plat is creating two new lots, it must receive Planning Commission approval.

### **RECOMMENDATION:**

This plat meets all the applicable subdivision requirements and staff recommends approval.





- NOTES**
1. From plat of 9/1/2010, Parcel 8
  2. Minimum building setback = 25'
  3. Minimum building width = 25'
  4. There is a 5' drainage and utility easement
  5. Owner/Developer
  6. Present Zoning
- John Rogers  
PO Box 368  
Morristown, TN 37815

This Property is Not Located  
Within Any "Flood Hazard  
Area" 4700000.131E  
Date 7-11-06

CURVE	BEARS	DATE	LENGTH	CHORD	BEARS
C1	407.54	75.43	75.43	150.00	N 87°00'00" W
C2	437.58	150.35	150.35	300.00	N 87°00'00" W
C3	437.58	150.35	150.35	300.00	N 87°00'00" W
C4	437.58	150.35	150.35	300.00	N 87°00'00" W
C5	437.58	150.35	150.35	300.00	N 87°00'00" W
C6	437.58	150.35	150.35	300.00	N 87°00'00" W
C7	437.58	150.35	150.35	300.00	N 87°00'00" W
C8	437.58	150.35	150.35	300.00	N 87°00'00" W
C9	437.58	150.35	150.35	300.00	N 87°00'00" W
C10	437.58	150.35	150.35	300.00	N 87°00'00" W

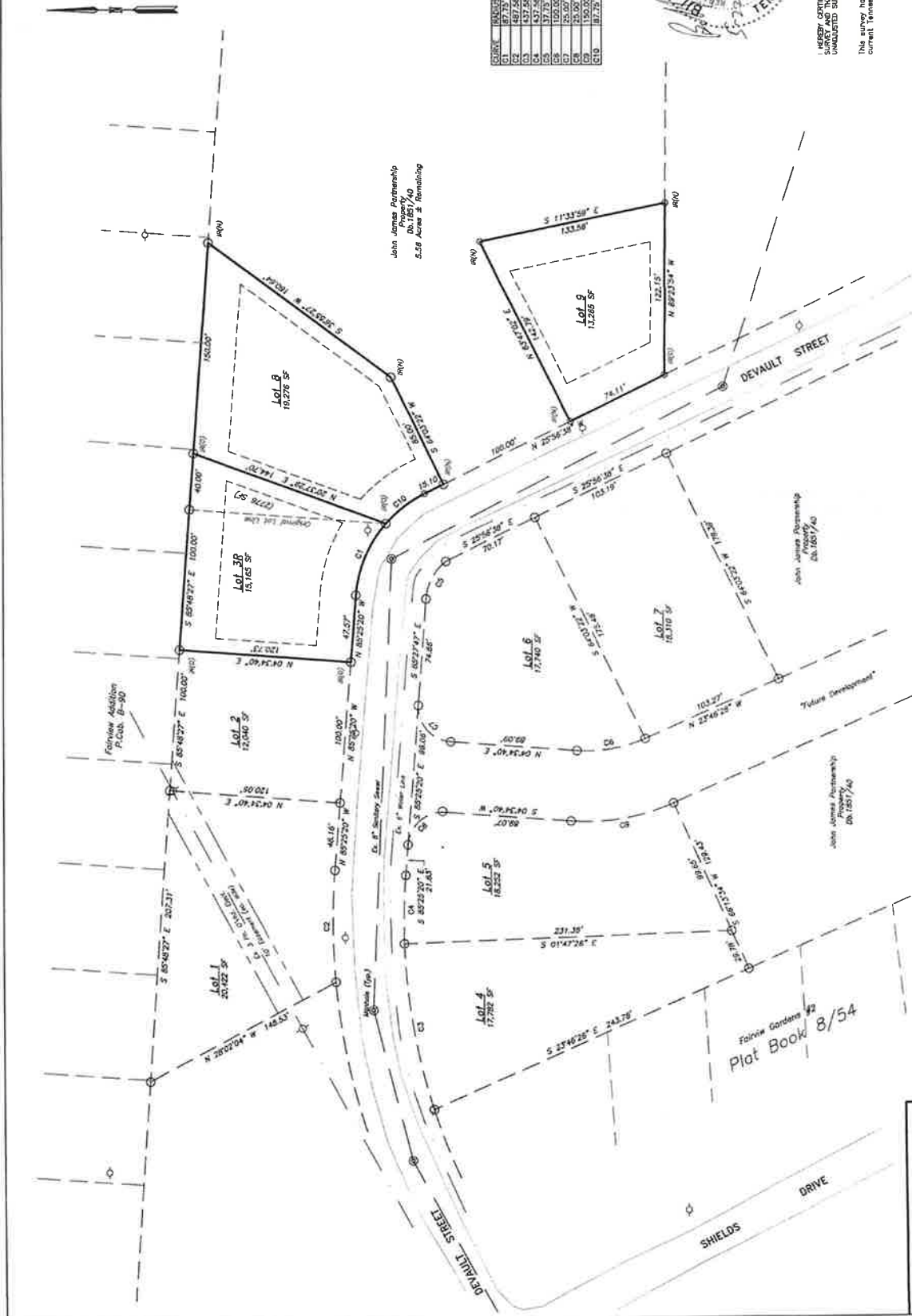


I HEREBY CERTIFY THAT THIS IS A CORRECT AND TRUE SURVEY AND THE BOUNDARIES OF THE PROPERTY ARE CORRECTLY LOCATED AND MEASURED.  
By: Billy G. Knight  
This survey has been made in accordance with the current Tennessee Minimum Standards of Practice.



Final Plat of

Resubdivision of Lots 3, 8 & 9  
The James Rogers III & John Chambers Property  
Plat Cabinet "N-129", R.O.H.C.  
District No. One - Hamblen County, Tenn.  
Date: 5-19-2013 Scale: 1" = 50'  
By: Billy G. Knight  
Box 177890  
White Plains, TN 37890  
Ph: 865-368-0384  
email: bgtksurvey@aol.com  
(Total Acres 1.10; Total Lots 3)



<p><b>CERTIFICATE OF ENGINEERING</b></p> <p>I hereby certify that the above plat and map were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee.</p> <p>Date: <u>5-19-2013</u></p> <p>By: <u>Billy G. Knight</u> Surveyor</p>	<p><b>CERTIFICATE OF ACQUIRY</b></p> <p>I hereby certify that the above plat and map were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee.</p> <p>Date: <u>5-19-2013</u></p> <p>By: <u>Billy G. Knight</u> Surveyor</p>	<p><b>CERTIFICATE OF THE APPROVAL OF THE PLANNING COMMISSION</b></p> <p>I hereby certify that the above plat and map were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee.</p> <p>Date: _____</p> <p>By: _____ Secretary, Morristown Regional Planning Commission</p>	<p><b>CERTIFICATE OF THE APPROVAL OF THE PLANNING COMMISSION</b></p> <p>I hereby certify that the above plat and map were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee.</p> <p>Date: _____</p> <p>By: _____ Secretary, Morristown Regional Planning Commission</p>
---	---	---	---

# The City of Morristown

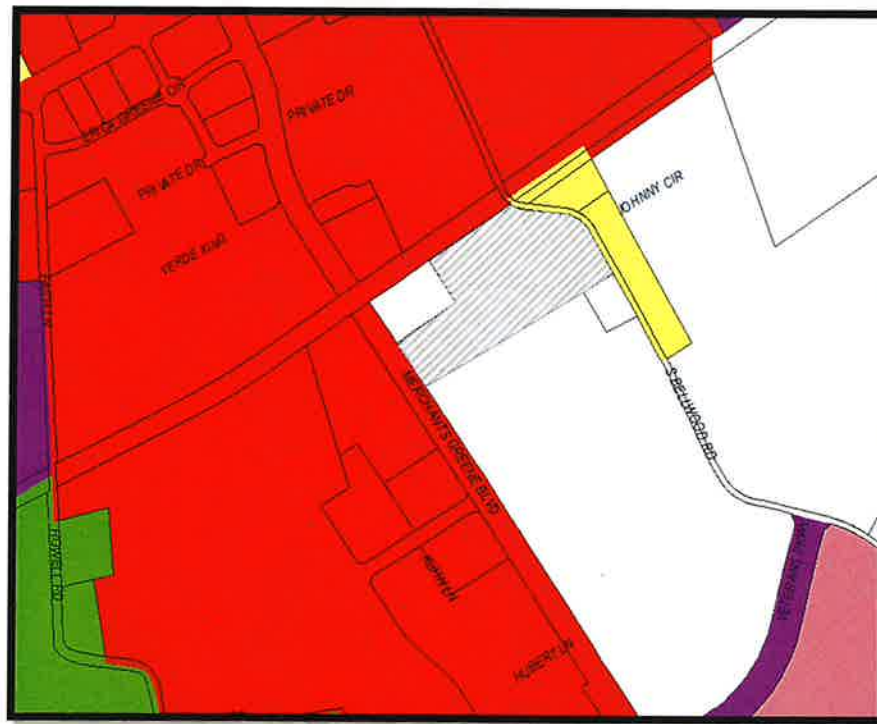
## Community Development & Planning



TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Senior Planner  
DATE: June 13<sup>th</sup>, 2023  
SUBJECT: Annexation Request  
Merchants Greene Boulevard/S. Bellwood Road

### **BACKGROUND:**

Staff has received a request to annex a portion of a parcel into the corporate limits of Morristown by applicant Sandip Patel on behalf of property owner John Bell. The subject property is between Merchants Green Boulevard and S. Bellwood Road containing approximately 10 vacant acres.

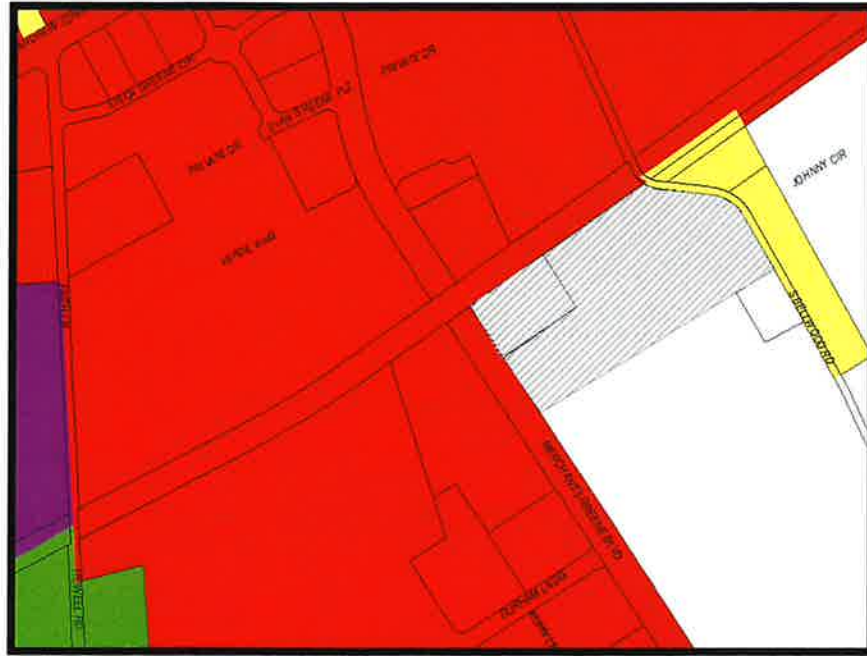


The properties to the north and west are zoned Intermediate Business (IB) and contains a variety of commercial uses while the properties to the east and south contain residential and agricultural uses. The applicant is requesting the R-3 (High Density Residential District) zoning designation in order to place a multi-family development.

However, if approved, this annexation request would result in a “donut hole” as there will be a parcel not within the City limits but surrounded completely by the city. Morristown Utilities owns the parcel and has agreed to request for annexation also with the R-3 zoning as it does allow public utilities as a use permitted outright.

# The City of Morristown

Community Development & Planning



A Plan of Services is attached to this memo which includes utility services and standard City services. No additional Fire or Police personnel will be required at this time but per the police department, there will be an increase in calls if this property is developed in the future. Morristown Utilities currently provides wastewater, water, and electric services

It should be noted all applicable development standards will have to be met prior to any development at this site.

## **RECOMMENDATION:**

Staff recommends approval of the annexation requests with zoning designations of R-3 and would ask that the Planning Commission forward the request on to City Council.

# The City of Morristown

## Community Development & Planning



### **PLAN OF SERVICES** **RESOLUTION NO. \_\_\_\_**

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTIES LOCATED TO BETWEEN MERCHANTS GREENE BOULEVARD AND S. BELLWOOD ROAD.

WHEREAS, TENNESSEE CODE ANNOTATED, TITLE 6, CHAPTER 51, AS AMENDED REQUIRES THAT A PLAN OF SERVICES BE ADOPTED BY THE GOVERNING BODY.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND COUNCIL OF THE CITY OF MORRISTOWN, TENNESSEE:

Properties identified as Hamblen County Tax Parcel ID #: 032040 08601 and a portion of Hamblen County Tax ID#: 032048 05900 located between Merchants Greene Boulevard and S. Bellwood Road, the general location being shown on the attached exhibit A;

**Section I.** Pursuant to the provisions of Title 6, Chapter 51, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described above, the following plan of services.

#### **Police Protection**

Patrolling, radio responses to calls, and other routine police services using present personnel and equipment will be provided upon the effective date of annexation.

#### **Fire Protection**

Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided upon the effective date of annexation. Water for fire protection to serve the substantially developed annexed area(s) will be provided in accordance with current policies of Morristown Utilities Commission unless authorized by franchise agreement with another utility district which has made service available with capabilities to meet City of Morristown Fire Protection Standards. Any extension of water system infrastructure beyond that of the Morristown Utility Commission policies shall be at the expense of the property owner or developer.

#### **Water Service**

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

#### **Sanitary Sewer Service**

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

#### **Electrical Service**

Electrical service for domestic, commercial and industrial use will be provided at city rates for new lines as extended in accordance with current policies of Morristown Utility Commission. In those parts of the annexed area presently served

# The City of Morristown

---

## Community Development & Planning



by another utility cooperative, the above conditions or terms will begin with the acquisition by the city of such cooperatives or parts thereof, which may be delayed by negotiations and/or litigation.

### **Refuse Collection**

The same regular refuse collection service now provided within the City will be extended to the annexed area sixty days following the effective date of annexation.

### **Streets**

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the city. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards. Street name signs where needed will be installed as new street construction requires.

### **Inspection Services**

Any inspection services now provided by the City (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin upon the effective date of annexation.

### **Planning and Zoning**

The planning and zoning jurisdiction of the city will apply to the annexed area in conjunction with the effective date of annexation.

### **Street Lighting**

Street lights will be installed in accordance to City policies.

### **Recreation**

Residents of the annexed area may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

### **Miscellaneous**

Fibernet will be installed per the current Morristown Utility System policy.

**Section II.** This Resolution shall become effective from and after its adoption.



# The City of Morristown

Community Development & Planning



Passed on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

ATTEST:

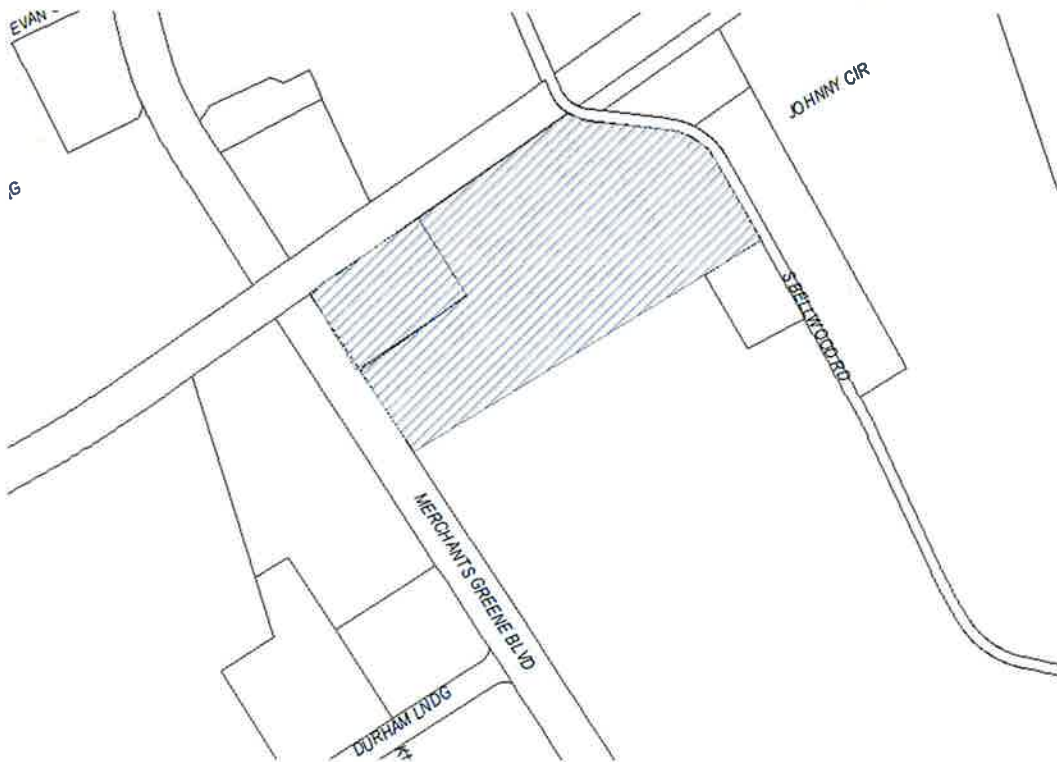
\_\_\_\_\_  
City Administrator

# The City of Morristown

Community Development & Planning



Exhibit A:



# The City of Morristown

## Community Development & Planning



TO: Morristown Regional Planning Commission  
FROM: Lori Matthews *LM*  
DATE: June 13, 2023  
REQUEST: Preliminary Subdivision Plat Approval Request  
Millstone Village

Property owners, Safe Storage, are seeking preliminary subdivision plat approval for their redevelopment of the former Millstone Golf Club, located at the end of Alpha Valley Home Road, southeast of the Morristown-Hamblen County Airport. The property was rezoned from Agriculture to High Density Residential (R-3) in the spring of 2022. The request is for the first Phase only at this time.

Phase I shows proposed construction of 4-new public streets with 100 residential lots and dedicated common areas which will serve as stormwater detention management areas. Average lot sizes range from 7,300 to 11,000 square feet, all of which exceed the minimum lot size required for R-3 lots which is 5,500 square feet.

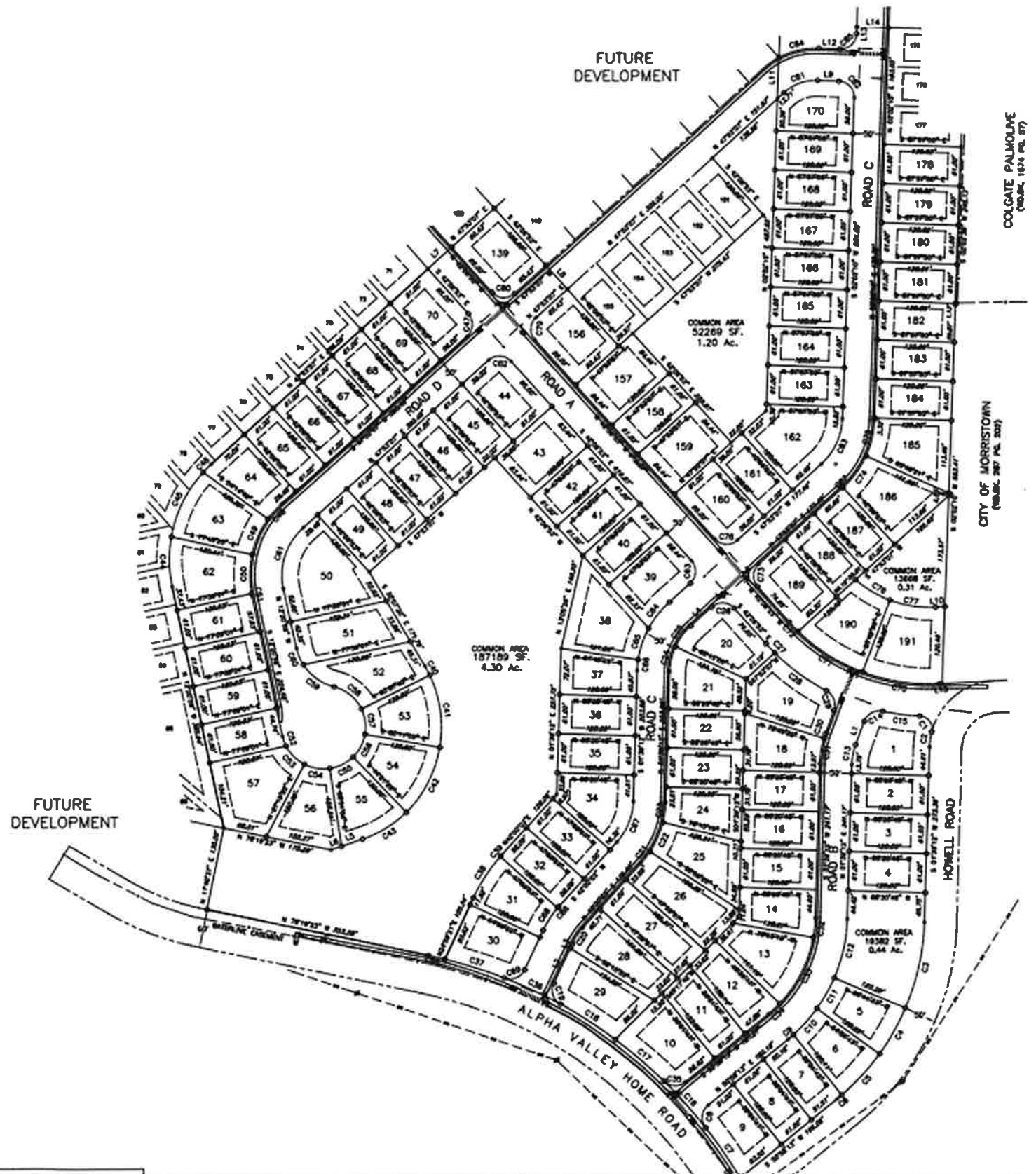
Access to the first phase of this development will be from Howell Road and Alpha Valley Home Road.

### **RECOMMENDATION:**

Staff would ask the Planning Commission to grant approval to the preliminary plat contingent on the following being approved or submitted:

- 1.) **FAA Notice of Construction Approval**
- 2.) Planning Commission approval of the design deviations to the streets
- 3.) Stormwater easements being shown on preliminary plat
- 4.) Denote total length of all new streets/public rights-of-way







# The City of Morristown

## Community Development & Planning



TO: Morristown Planning Commission  
FROM: Lori Matthews  
DATE: June 13, 2023  
REQUEST: Preliminary Subdivision Plat Approval

Staff has received a request to grant preliminary plat approval to a 5-lot subdivision located off of Sublett Road in the City's Urban Growth Boundary Area, just northwest of the East Tennessee Progress Center. Part of this same area is also being considered for annexation by the Planning Commission this month.

The 97-acre parcel is being divided into 5-lots, four of which will be developed into single family residential houses. The breakdown is as follows:

Lot 1	9,171 square feet
Lot 2	7,666 square feet
Lot 3	8,022 square feet
Lot 4	8,513 square feet
Lot 5	96 acres

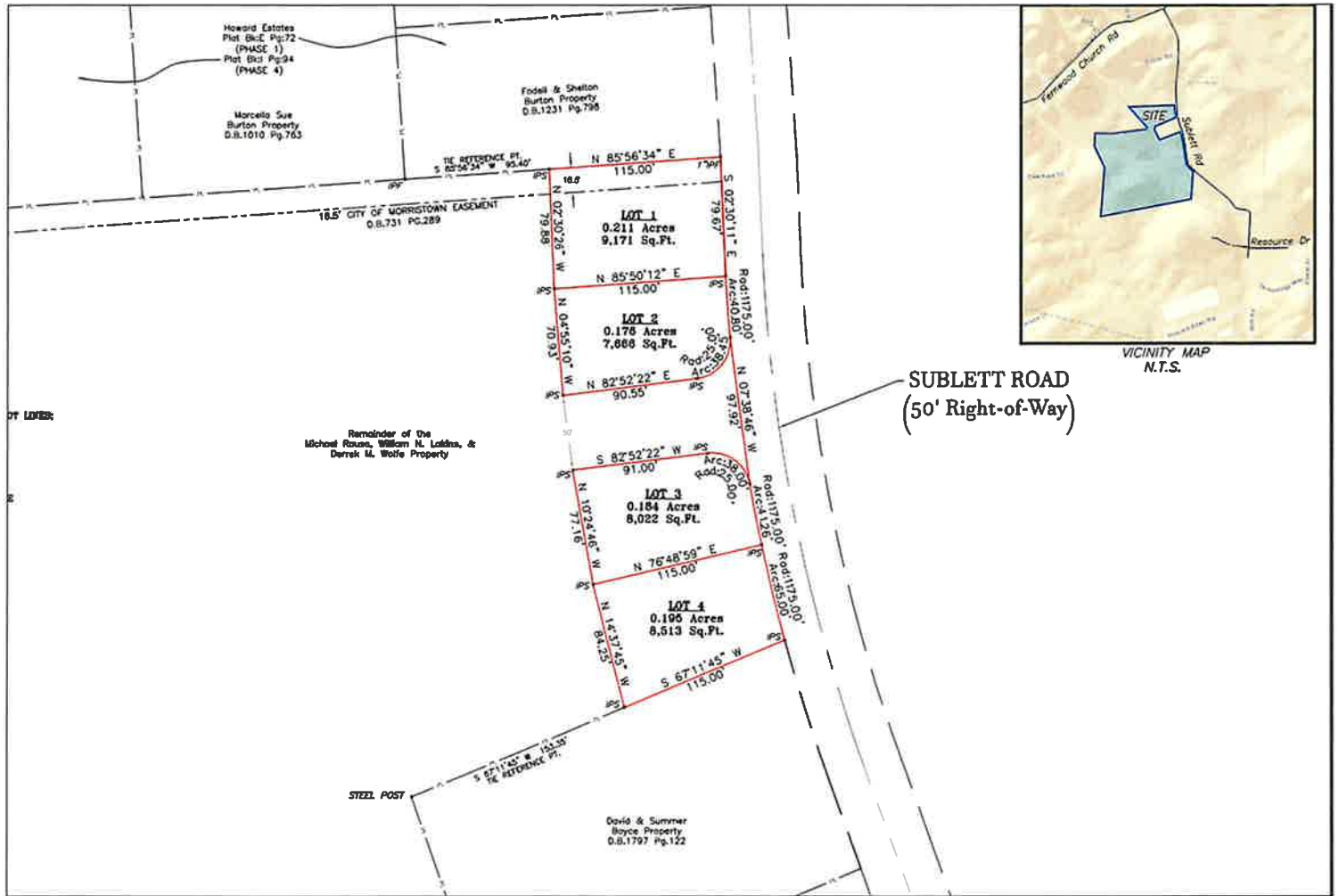
If annexed into the City, the 4-frontage lots will be zoned R-2 (Medium Density Residential). Morristown Utilities will be the sanitary sewer service provider with Witt Utilities providing water service to the small subdivision.

### **RECOMMENDATION:**

Staff would ask the Planning Commission to grant Preliminary Subdivision Plat approval contingent on the City's approval of annexing the properties.







# The City of Morristown

## Community Development & Planning



TO: Morristown Planning Commission  
FROM: Lori Matthews *LM*  
DATE: June 13, 2023  
REQUEST: Annexation Request

Staff has received a request for annexation from property owners Nick Lakins/Derek Wolfe/Michael Rouse for a portion of their 98-acre tract located off of Sublett Road. The request is comprised of 4 individual lots located just north of the East Tennessee Progress Center Industrial Park. The proposed lots to be annexed are within the current Urban Growth Boundary Area and are contiguous with the existing City of Morristown corporate boundary.

Currently zoned A1 (Agriculture) by Hamblen County, the owners are seeking R-2 (Medium Density Residential) zoning upon approval of the annexation, in order to build single-family residential housing. The 4-lots under consideration are sized as follows:

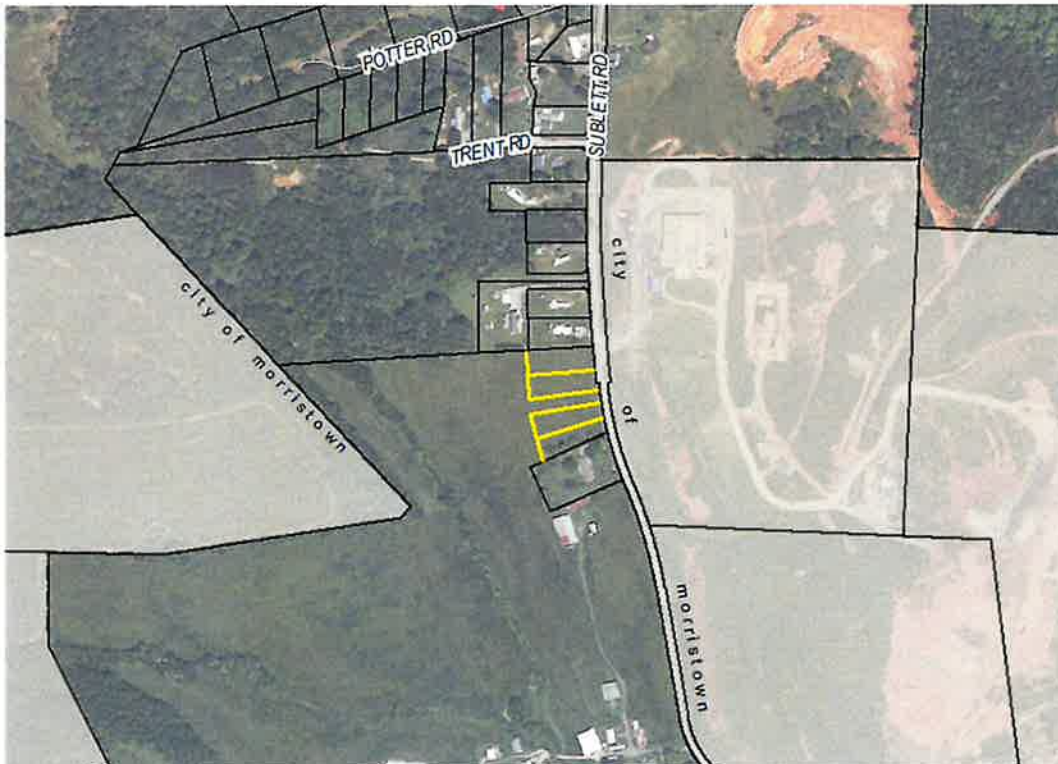
Lot 1	9,171 square feet
Lot 2	7,666 square feet
Lot 3	8,022 square feet
Lot 4	8,513 square feet

Morristown Utilities will be the sanitary sewer service provider and Witt Utilities will provide water service to the small subdivision.

### **RECOMMENDATION:**

Staff would ask the Planning Commission forward the request on to City Council for approval of this request.

Proposed Annexation Areas in Yellow



# The City of Morristown

## Community Development & Planning



### PLAN OF SERVICES

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF LOTS 1-4 OF THE MICHAEL ROUSE, WILLIAM LAKIN AND DERREK WOLFE PROPERTY

WHEREAS, TENNESSEE CODE ANNOTATED, TITLE 6, CHAPTER 51, AS AMENDED REQUIRES THAT A PLAN OF SERVICES BE ADOPTED BY THE GOVERNING BODY.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND COUNCIL OF THE CITY OF MORRISTOWN, TENNESSEE:

*Being that property as shown as Lots 1-4 on the Subdivision of Michael Rouse, William Lakin and Derrek Wolfe property as recorded in Platbook X Page ZZ within the Hamblen County Courthouse;*

**Section I.** Pursuant to the provisions of Title 6, Chapter 51, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described above, the following plan of services;

#### Police Protection

Patrolling, radio responses to calls, and other routine police services using present personnel and equipment will be provided upon the effective date of annexation.

#### Fire Protection

Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided upon the effective date of annexation. Water for fire protection to serve the substantially developed annexed area(s) will be provided in accordance with current policies of Morristown Utilities Commission unless authorized by franchise agreement with another utility district which has made service available with capabilities to meet City of Morristown Fire Protection Standards. Any extension of water system infrastructure beyond that of the Morristown Utility Commission policies shall be at the expense of the property owner or developer.

#### Water Service

Witt Utility District will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Witt Utility District.

#### Sanitary Sewer Service

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

#### Electrical Service

Electrical service for domestic, commercial and industrial use will be provided at city rates for new lines as extended in accordance with current policies of Morristown Utility Commission. In those parts of the annexed area presently served by another utility cooperative, the above conditions or terms will begin with the acquisition by the city of such cooperatives or parts thereof, which may be delayed by negotiations and/or litigation.

**Refuse Collection**

The same regular refuse collection service now provided within the City will be extended to the annexed area sixty days following the effective date of annexation.

**Streets**

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the city. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards. Street name signs where needed will be installed as new street construction requires.

**Inspection Services**

Any inspection services now provided by the City (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin upon the effective date of annexation.

**Planning and Zoning**

The planning and zoning jurisdiction of the city will apply to the annexed area in conjunction with the effective date of annexation.

**Street Lighting**

Street lights will be installed in accordance to City policies.

**Recreation**

Residents of the annexed area may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

**Section II.** This Resolution shall become effective from and after its adoption.

Passed on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Mayor

ATTEST:

\_\_\_\_\_

\_\_\_\_\_  
City Administrator

# The City of Morristown

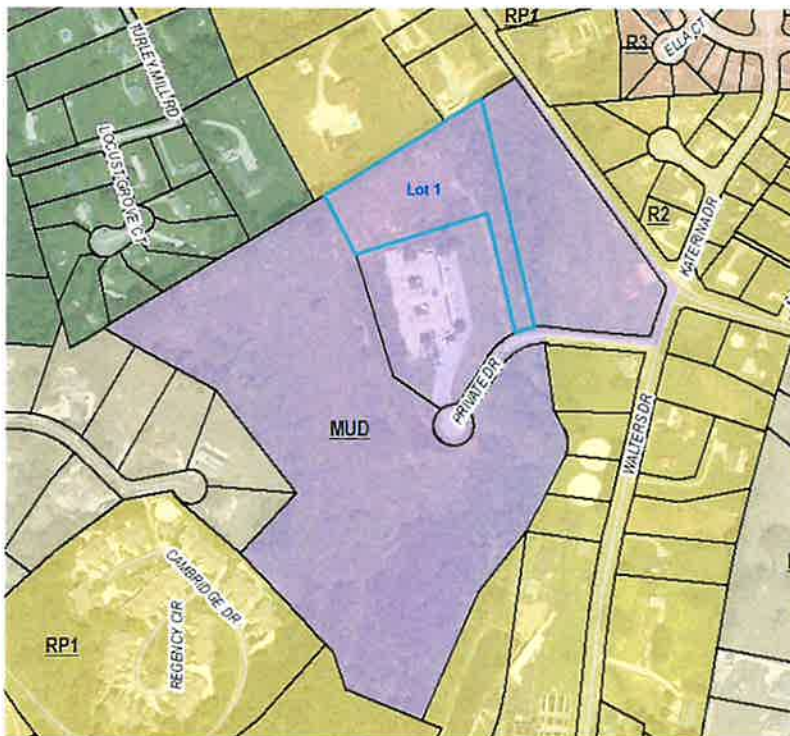
## Community Development & Planning



TO: Morristown Planning Commission  
FROM: Lori Matthews  
DATE: June 13, 2023  
REQUEST: Mixed Unit Development (MUD) Amendment Request

Staff has received a request from Guzman Construction to amend a previously approved site plan (2009) for a Mixed Unit Development (MUD) located at the northeast intersection of Cherokee Drive with Walters Drive. The 32+ acre parcel was originally subdivided into 4-lots in 1998 with an assisted living facility being built in 2000.

Plans were approved in 2009 for a multiuse development to consist of medical offices, townhouse residential and commercial retail. Unfortunately, construction never began. Since that time, the property has changed ownership. It is the intent of the new owners to build to the original site plan, making one change, which requires Planning Commission approval. Plans as submitted show a change in use from medical office to apartments on Lot 2 of the subdivision which is located due north of the existing Dewitt Assisted Living Center.



The plans meet the newly adopted MUD regulations which require a minimum of 20% open space and a 50-foot vegetative perimeter against adjoining residential housing to include canopy and understory trees. The 24-unit apartment complex will be 3-stories or 32 feet in height and just over 100-feet from the Lot 2 northern property line.

### RECOMMENDATION:

Staff would ask the Planning Commission to grant approval to this Mixed Use Development modification based on the remainder of the site plan not being changed.



**TCH**  
 T. CLINT HARRISON, P.E.  
 Civil Engineer  
 5223 Belvidere Road  
 Knoxville, TN 37914  
 PH. 623.777.1112  
 tharrison@tch-engineers.com

NOT FOR  
 CONSTRUCTION

PROJ. NO.  
 DWG. FILE  
 ISSUE DATE: 8/10/2019

REVISION HISTORY

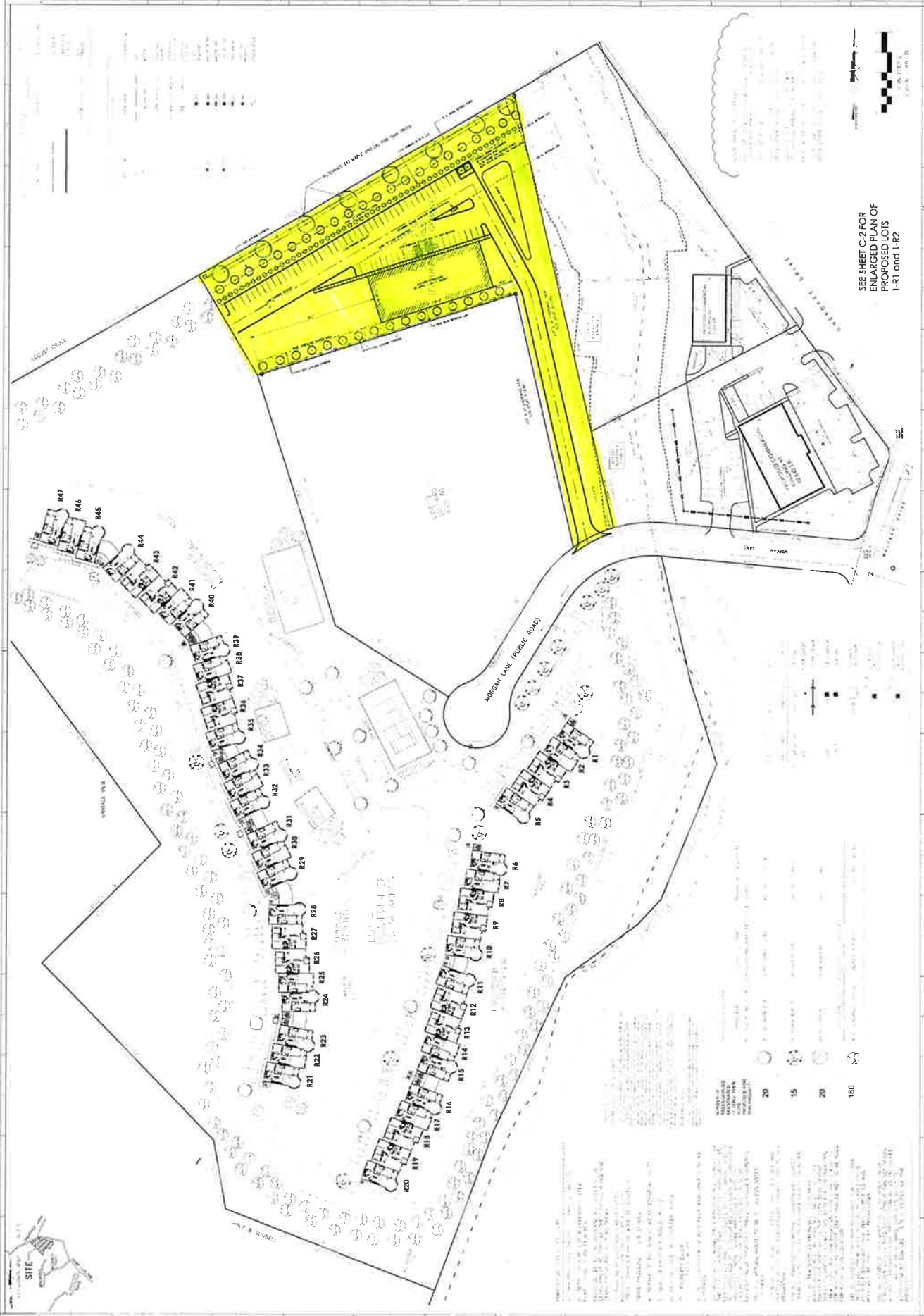
CALL BEFORE YOU DIG  
 1-800-361-1111

**CHEROKEE HILLSIDE**  
 A NEW MIXED USE PLAN FOR:  
 WALTERS DRIVE @ CHEROKEE DRIVE  
 MORRISTOWN, TENNESSEE 37114  
 OWNER: SHANNON W. GREENE

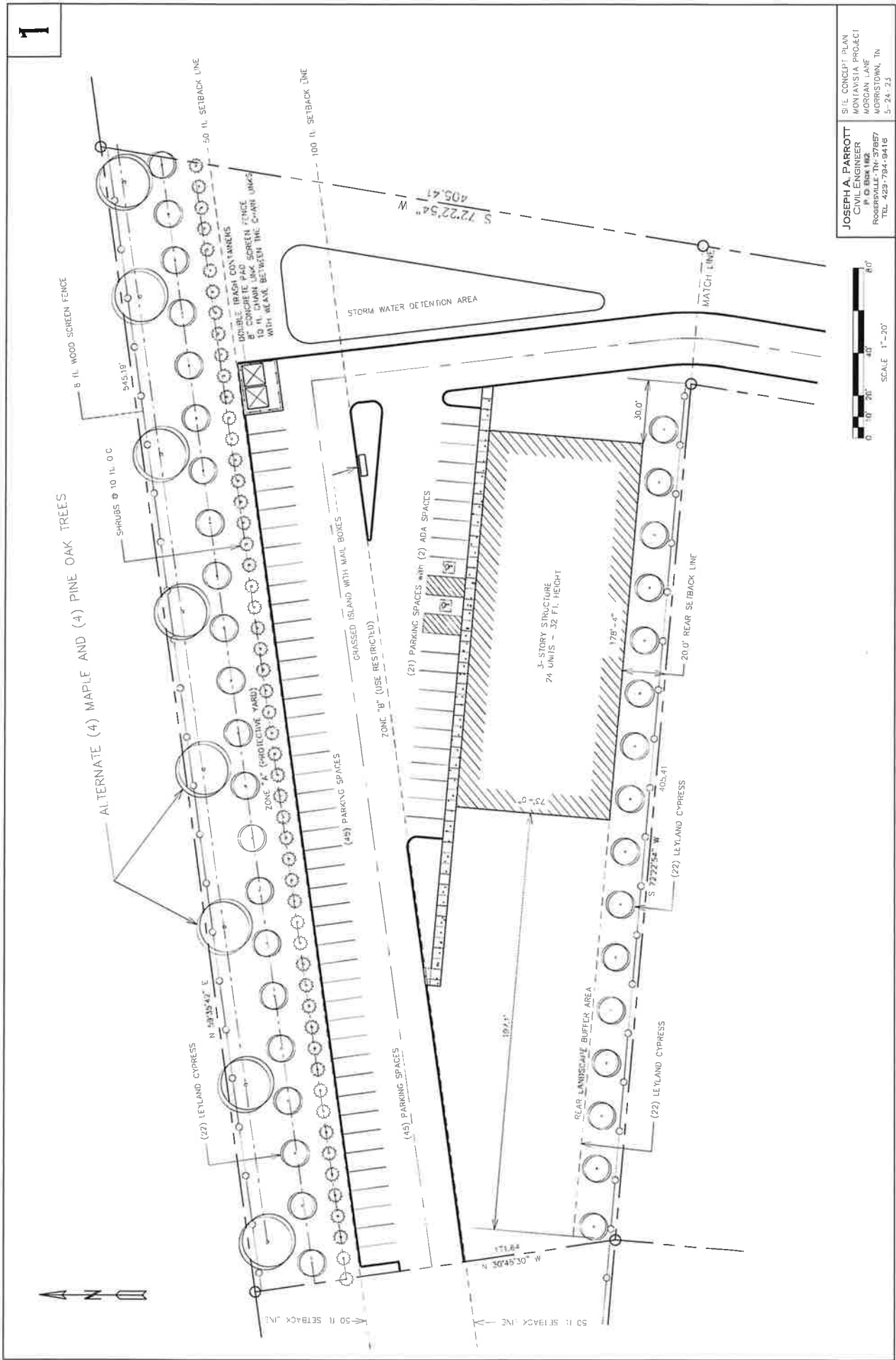
MIXED USE DISTRICT  
 MASTER PLAN

C-1

SEE SHEET C-2 FOR  
 ENLARGED PLAN OF  
 PROPOSED LOTS  
 1-R1 AND 1-R2







JOSEPH A. PARROTT  
CIVIL ENGINEER  
P.O. BOX 1102  
ROBERTS, IN 46187  
TEL. 423-784-9416

SITE CONCEPT PLAN  
MONIAVIA PROJECT  
MORGAN LANE  
MORRISTOWN, IN  
5-24-23